

ENTERED FOR TAXATION
THIS 17 DAY OF MAY 2006
J. H. Utsler
M. Utsler
DEPUTY RECORDER

Document 2006 1943

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Rec Amt \$12.00 Aud Amt \$15.00
Rev Transfer Tax \$563.20
Rev Stamp# 205 DOV# 197

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER _____
RECORDED _____
INDEXED _____



\$ 352,200.00

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

P. J. Cunningham and Shirley Cunningham 1728 Settlers Avenue Winterset, IA 50273

Return Document To: (Name and complete address)

JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, IA 50273, Phone: (515) 462-4912

Grantors:

Cunningham Ranch, Incorporated

Grantees:

P.J. Cunningham
Shirley Cunningham

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Three Hundred Fifty-two thousand Two Hundred & no/100
Dollar(s) and other valuable consideration,
Cunningham Ranch, Incorporated
a corporation organized and existing under the laws of
The State of Iowa
does hereby Convey to
P. J. Cunningham

the following described real estate in MADISON County, Iowa:
The South Half (1/2) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) except that part North and East of the River, of Section Five (5), and the South Fractional Quarter (1/4) of Fractional Section Six (6) and the East Eighty (80) acres of the North Fractional Quarter (1/4) of the Fractional Section Seven (7), all in Township Seventy-six (76) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

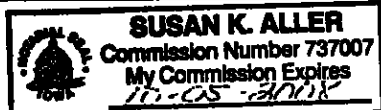
Cunningham Ranch, Incorporated
a(n) The State of Iowa corporation

Dated: March 17, 2006

By Ron Lyon
Ron Lyon, President Title
By _____
Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 17, 2006
by Ron Lyon
as President
of Cunningham Ranch, Incorporated



Susan K. Aller
Susan K. Aller, Notary Public